

156.0

0004

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

720,300 /

720,300

720,300 /

720,300

720,300 /

720,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
188		CEDAR AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JACOBS RYAN	
Owner 2:	JACOBS ALLISON	
Owner 3:		

Street 1:	188 CEDAR AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER	
Owner 1:	STANEK KYLE D & LAUREN -
Owner 2:	-

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains 4,510 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1923, having primarily Aluminum Exterior and 1587 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	R1	SINGLE FA	100	water			
o				Sewer			
n				Electri			
Census:				Exempt			
Flood Haz:							
D				Topo	8	Ledge	
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4510		Sq. Ft.	Site		0	80.	1.23	9									444,239						444,200	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										103961
										GIS Ref
										GIS Ref
										Insp Date
										02/10/18
										USER DEFINED

**PREVIOUS ASSESSMENT**

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	276,300	0	4,510.	444,200	720,500	720,500	Year End Roll	12/18/2019
2019	101	FV	225,700	0	4,510.	416,500	642,200	642,200	Year End Roll	1/3/2019
2018	101	FV	224,900	0	4,510.	344,300	569,200	569,200	Year End Roll	12/20/2017
2017	101	FV	166,100	0	4,510.	316,500	482,600	482,600	Year End Roll	1/3/2017
2016	101	FV	166,100	0	4,510.	288,800	454,900	454,900	Year End	1/4/2016
2015	101	FV	155,200	0	4,510.	283,200	438,400	438,400	Year End Roll	12/11/2014
2014	101	FV	155,200	0	4,510.	263,200	418,400	418,400	Year End Roll	12/16/2013
2013	101	FV	155,200	0	4,510.	250,400	405,600	405,600		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
STANEK KYLE D &	69322-78		5/23/2017		650,000	No	No				
DOYLE FRANCIS A	57966-238		11/29/2011		420,000	No	No				
DOYLE FRANCIS A	50703-133		2/11/2008	Family		1	No	No			
PERRY RODERICK	49028-75		2/23/2007		390,000	No	No	N			
	8293-607		1/1/1901	Family							

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/30/2017	1128	Redo Bat	7,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/23/2018	SQ Returned	MM	Mary M
2/10/2018	Inspected	BS	Barbara S
1/20/2018	MEAS&NOTICE	HS	Hanne S
7/3/2012	Left Notice	JBS	JOHN S
2/29/2012	MLS	EMK	Ellen K
1/9/2009	Measured	372	PATRIOT
12/3/2008	MLS	MM	Mary M
6/22/2007	MLS	HC	Helen Chinal
11/24/1999	Meas/Inspect	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 5 - Cape	Sty Ht: 1A - 1 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix:	Rating:						
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	Sec Wall:																				
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	Frl: 1	Rating: Average	WSFlue:	Rating:												
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID															
Grade: C - Average	Year Blt: 1923	Eff Yr Blt:		Location:		Total Units:		1st Res Grid	Desc: Line 1	# Units: 1													
Alt LUC:		Alt %:		Floor:				Level	FY LR DR D K FR RR BR FB HB L O														
Jurisdct:		Fact:	.	% Own:				Other															
Const Mod:				Name:				Upper															
Lump Sum Adj:								Lvl 2															
INTERIOR INFORMATION				DEPRECIATION				Lvl 1															
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:		Phys Cond: GD - Good	18. %	Functional:		Totals	RMs: 4	BRs: 2	Baths: 1	HB: 1											
Partition: L - Typical	Prim Floors: 3 - Hardwood	Sec Floors:		Economic:		Special:																	
				Override:																			
Bsmnt Flr: 5 - Lino/Vinyl	Subfloor:	Bsmnt Gar: 1		Total: 18.6 %																			
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S																					
Heat Fuel: 2 - Gas	Heat Type: 1 - Forced H/Air	# Heat Sys: 1																					
% Heated: 100	% AC:	Solar HW: NO	Central Vac: NO																				
% Com Wall	% Sprinkled:																						
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 156.0-0004-0003.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc							